

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, April 11, 2022
Time: 6:00 p.m.
Location: The Alley at Southshore Bay
10221 Big Bend Road
Riverview, FL 33578

Agenda

Note: For the full agenda package, please contact sconley@vestapropertyservices.com

I. Roll Call

S1: Rebecca Smith

S2: Bob Neal
(Chair)

S3: Bob Crespo

S4: John Daux
(Vice Chair)

S5: Bob Bernardo

II. Pledge of Allegiance

III. Audience Comments – Agenda Items

(Limited to 3 minutes per individual)

IV. Business Matters

A. Old Business

1. Discussion on Status of Existing Projects
 - a. Fireman Tom Bridge Rail Painting & Cleaning [Exhibit 1](#)
 - b. Gate Pros Gate Hinge Lubrication and Arm Painting Status [Exhibit 2](#)
 - c. Vice Painting Mail Kiosk Cleaning and Painting [Exhibit 3](#)
 - d. Vice Painting Removal of Crosswalk on Frost Aster [Exhibit 4](#)
 - e. Brightview Landscape Replacement at Pool Gate [Exhibit 5](#)
 - f. Arinton Fountain Repair [Exhibit 6](#)
 - g. Vice Painting Fountain Sign Painting [Exhibit 7](#)
 - h. Brightview Walkway Area Beautification Along Climbing Fern Avenue [Exhibit 8](#)
 - i. Firm Foundations Asphalt and Concrete Sidewalk Repair [Exhibit 9](#)
2. Consideration and Ratification of Arinton Pool Maintenance and Janitorial Agreement - \$3,000.00/month [Exhibit 10](#)
3. Consideration and Approval of DC Integration Clicker Proposal - \$3,500.00 [Exhibit 11](#)
4. Discussion on Maintenance Map [Exhibit 12](#)
5. Discussion of Renewed CDD Property Encroachment – 12019 Cardinal Flower [Exhibit 13](#)
6. Discussion on 13330 Waterleaf Garden Circle - Erosion Invoice Reimbursement [Exhibit 14](#)
7. Discussion of Repair Options for Washed-out Footer on Pedestrian Bridge

IV. Business Matters (continued)**A. Old Business (continued)**

8. Discussion of Entrance Gate Closures Update
9. Discussion of Mailbox Lighting Options
10. Discussion on Transferring Monitoring Service to DC Integration
11. Discussion on Capacity for Amenity Center Areas and Amenity Reservation Process Exhibit 15

B. New Business

1. Consideration and Adoption of Resolution 2022-04, Setting the General Election for November 2022 Exhibit 16
2. Consideration and Approval of Easement Agreement Allowing HOA to Access Pond Fountains in Liberty Field Ponds Exhibit 17
3. Consideration and Ratification of Brightview Irrigation Repair Near Front Exit Side of Entrance Fountain - \$1,389.66 Exhibit 18
4. Consideration and Approval of DC Integration Proposal to Add Siren and Strobe Light at Pool - \$350.00 Exhibit 19
5. Consideration and Approval of Pool and Janitorial Service Exhibit 20
 - a. Arinton Pool (7 days/wk), Fountain (2 days/wk) and Janitorial (7 days/wk) Service - \$36,000/yr Exhibit 21
 - b. A Tropical Oasis – Pool only (7 days/wk) - \$54,600/yr Exhibit 22
 - c. A Tropical Oasis – Janitorial only (7 days/wk) - \$18,200/yr Exhibit 23
 - d. Positive Pool Service – Pool (7 days/wk) and Fountain (3 days/wk) - \$69,360/yr Exhibit 24
 - e. Aqua Sentry Pool & Spa Services – Pool only (6 days/wk) – \$31,140/yr Exhibit 25
 - f. J Mac Property Service – Janitorial only (7 days/wk) - \$21,840/yr Exhibit 26
6. Consideration of Brightview Fuel Charge Exhibit 27
7. Consideration of Brightview Landscape Maintenance Agreement Renewal - \$262,542.72/yr Exhibit 28
8. Discussion on Roundabout Pole Repair at Fawn Lily and Cross Vine

V. Staff Reports**A. Field Operations Reports**

1. Breeze Field Operations and Amenity Management Report Exhibit 29
 - a. Tot Lot Pedestrian Gate Hinge Replacement

V. Staff Reports (continued)**A. Field Operations Reports (continued)**

1. Breeze Field Operations and Amenity Management Report (continued)
 - b. Front Pedestrian Gate Lock Replacement
 - c. Back Gate Controller Box Replacement

2. Sitex Pond Report

[Exhibit 30](#)

3. Brightview Landscape Report

[Exhibit 31](#)**B. District Manager**

1. Pond Fountains Bill of Sale Recording
2. Reserve Fund Generating Interest
3. FY 2023 Budget Schedule

C. District Counsel

1. Retention by Breeze Home

D. District Engineer**VI. Administrative Matters****A. Consideration For Approval – The March 14, 2022, Regular Meeting Minutes**[Exhibit 32](#)**B. Consideration For Acceptance – The February 2022 Unaudited Financial Statement**[Exhibit 33](#)**C. Consideration For Acceptance – The March 2022 Operations and Maintenance Expenditures**[Exhibit 34](#)**VII. Audience Comments – Non-Agenda Items/New Business***(Limited to 3 minutes per individual)***VIII. Supervisor Requests****IX. Adjournment**